

Commercial and Industrial Buildings,

Karigan's Restaurant  
401-405 Central Avenue  
Dubuque  
Dubuque County  
Iowa

HABS No. IA-160-J

HABS  
IOWA,  
31-DUBU,  
13-J-

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**PHOTOGRAPHS  
HISTORICAL AND DESCRIPTIVE DATA**

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Historic American Buildings Survey  
Department of the Interior  
National Park Service  
Rocky Mountain Regional Office  
P.O. Box 25287  
Denver Colorado 80225

Commercial and Industrial Buildings,

## Karigan's Restaurant

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**Site Location:**

401-405 Central Avenue  
Dubuque, Dubuque County, Iowa  
DOT designation: Resource Site No. 7.6  
Cadastral grid : NE1/4 NE1/4 S25 T89N R2E  
USGS quadrangle: Dubuque South Iowa 7.5'  
UTM coordinates: 15.691900.470750D  
Lot dimensions : 77.4'x 100': .18 acre  
Lot description: City Lot 234 and  
South 1/2 of 235.

**Present Owner:**

Pete S. and Bessie Sfikas

**Present Usage:**

1st floor: restaurant; 2nd floor: vacant

**Present Condition :** good

**Overall Dimensions:** 54'x 77.6'; 2 stories

**Orientation :** east

**Architectural**

Plan type : rectangular, two-story

**Description :**

Foundation: reinforced concrete perimeter walls.

Structure : steel post-and-beam frame

Ext. walls: ceramic clay tiles about 2' square on east and south walls; similar tiles, about 6" square on north wall.

Roof : flat composition roof with tile coping.

Chimneys : none

Windows : paired 5-light casement windows on 2nd floor; four single glass block windows on east front 1st floor; fixed-sash showcase windows on east and south walls, all windows with steel sash and frames.

Dopenings : single-leaf primary entrance on the corner of Central Avenue and Fourth Street; (replacement) anodized aluminum door enframed by overscaled, fluted, engaged columns and segmental arch pediment: the most pronounced Art Moderne features of the building; simpler doorway near rear of east wall leads to 2nd floor offices; the surround, in this case flush with the wall, is also fluted, and the building has an unornamented block lintel. To the right of this doorway is the lounge entrance, which is a single glass door, not in keeping with the overall style of the building.

Details : ceramic tile string course that provides a continuous sill for the 2nd story windows.

Construction Date : 1947-48

Architecture Style: Art Moderne

Physical History : About 1940 Andrew Karigan [Karrigan; Kerrigan] acquired the existing restaurant at the northwest corner of Central Avenue and Fourth Street. Situated in the ground floor of the three-story A.Z. Block Building [1891], Karigan's restaurant followed at least two other earlier such establishments in this location, including the Ira Smith Restaurant and the Albert Linton (and, later, Linton and Irwin's, and then simply Al's) Lunch Room. In late autumn 1947 Karigan razed the existing building and began construction of this two-story Art Moderne structure. Costing approximately \$30,000, it consisted of a restaurant on the first floor, with rental office space on the level above. Karigan worked here with his brother, Gus, from the restaurant's reopening in 1948 until 1956, when he sold his half interest to fellow Greek Peter Sfikas. (Sfikas had just sold the Packer's Inn, a restaurant across the street from the Dubuque Packing Company, and had planned to leave the city, but Karigan convinced him to stay.) Retaining the name Karigan's Restaurant - and in the mid-1960s adding the Athenean Cocktail Lounge, Sfikas ran the business with Gus Karigan for sixteen years before buying the restaurant business and later the building. He renamed it Sfikas Restaurant; it remains here today. The building has undergone only relatively minor alterations in its forty years of service.

Significance: Though in reality not a high-style example, Karigan's Restaurant is architecturally noteworthy as one of the few Art Moderne commercial buildings in Dubuque.

References: Dubuque City Directories: 1857 - 1970.  
Sanborn Insurance Maps: 1879, 1884, 1891, 1909, 1972.  
Iowa State Gazetteer and Business Directory: 1882-1923.  
Dubuque County Assessment Record: 3-17-2-5.  
Dubuque City Building Permit Record: 401 Central Avenue.  
Iowa Department of Transportation, "Draft Environmental  
Impact Statement - Cultural Resources Assessment."  
*Dubuque Telegraph-Herald*: 28 June 1987.

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November 1988.